Karen Johnson Davidson County
Batch# 1013893 DEEDQC
06/12/2023 10:27:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20230612-0044445

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 9th day of June, 2023.

Notary Public **Affiant**

My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 04-26-2025

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
Maxine P. McMahan 6503 Old Clarksville Pike Whites Creek, TN 37080	Same	021-00-0-054.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **SHEREE ANNETTE SCHLETZER AND SHEILA LANIUS,** by these presents do hereby quitclaim and convey unto **MAXINE P. MCMAHON, A/K/A MAXINE P. MCMAHAN,**, and her successors, heirs, and assigns, all their rights, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

Property located in the 1st Councilmanic District of Davidson County, TN. and being described according to a survey by Jeffrey Patrick Chandler, RLS #2353, 3421 Cooper Nicholson Road, Pleasant View, TN 37146, Dated: 05-22-23, File Number 3-304, as follows:

Beginning at the intersection of Clarksville Highway and Old Clarksville Pike and at the intersection of an ancient fence at the base of a large tree and located in the south margin of Clarksville Highway and being the northwest corner of Molly and Victor Bond (Deed Book 5615, Page 705);
Thence with the west line of said Bond and generally with said ancient fence SOUTH 00 DEGREES 41 MINUTES 41 SECONDS EAST a distance of 128.94 feet;
Thence SOUTH 19 DEGREES 20 MINUTES 09 SECONDS EAST a distance of 135.52 feet to an existing iron rod at the base of a tree and having a Tennessee State Plane Coordinate of N:725186.4311, E:1700360.5545;
Thence SOUTH 09 DEGREES 59 MINUTES 08 SECONDS WEST a distance of 230.76 feet to an existing iron rod in said fence;
Thence SOUTH 07 DEGREES 43 MINUTES 57 SECONDS WEST a distance of 58.53 feet to an existing iron rod and common corner to Tract 3 of Terry and Susan Denny (Instrument Number 20220713-0080311;

Thence SOUTH 89 DEGREES 16 MINUTES 40 SECONDS WEST a distance of 19.54 feet to an existing iron rod having a TSPC of N:724900.9267, E:1700293.1295;
Thence with the east line of Tract 2 of Terry and Susan Denny (Instrument Number 20220713-0080311) NORTH 34 DEGREES 12 MINUTES 16 SECONDS WEST a distance of 305.96 feet to an existing iron rod at a fence corner having a TSPC of N:725153.9645, E:1700121.13770;
Thence NORTH 08 DEGREES 38 MINUTES 39 SECONDS EAST a distance of 308.93 feet to an existing iron rod at a fence corner in the south margin of Old Clarksville Pike and having a TSPC of N:725459.3808, E:1700167.5679;
Thence with the margin of Old Clarksville Pike
SOUTH 83 DEGREES 42 MINUTES 52 SECONDS EAST a distance of 147.44 feet to the point of beginning, having an area of 87055.49 square feet, 2.00 acres

Being a part of the same property conveyed to EDWARD E. MCMAHON AND WIFE, MAXINE P. MCMAHON, by deed from JAMES BIGGERS AND WIFE, DOROTHY MAI BIGGERS, of record in Book 3827, page 366, dated October 26, 1964, said Register's Office. EDWARD E. MCMAHON AND WIFE, MAXINE P. MCMAHON have since been divorced by Final Decree in the Circuit Court for Davidson County, Tennessee, Docket No. 82D215. EWARD E. MCMAHON, A/K/A EDWARD E. MCMAHAN died testate on or about December 16, 1993, devising his interest in said property to SHEREE SCHLETZER AND SHEILA LANIUS by will of record in Docket No. 94P68, in the Probate Court for Davidson County at Nashville, Tennessee.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 9th day of June, 2023, the bargaining party, having caused my name to be signed hereto on said day and date.

Sheila Lanius
SHEILA LANIUS

Sheree Annette Schletzer
SHEREE ANNETTE SCHLETZER

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

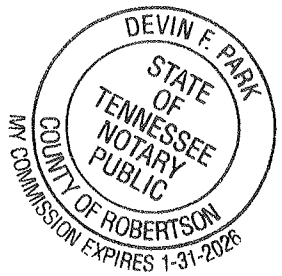
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **SHEREE ANNETTE SCHLETZER AND SHEILA LANIUS,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 9th day of June, 2023.

My Commission Expires: 1/31/26

NOTARY PUBLIC



CERTIFICATE OF AUTHENTICITY

I, **Devin Freeman Park**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on **6/09/2023** [DATE].

AFFIANT SIGNATURE

June 9, 2023
DATE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me on this the **9th** day of **June**, 2023.

Notary Signature
My Commission Expires: 4/26/25
[SEAL]

